



### 39 Monaco Avenue North Kellyville NSW

4 2 2

Designed to provide an abundance of space and entertaining, this stunning residence is a complete turnkey family offering. Nestled peacefully into its surrounds it is within easy walking distance to schools, cycleways, city bus & Caddies Creek and is only a few minutes from Rouse Hill Town Centre, T-Way and Metro station.

**View :** <https://www.awardgroup.com.au/sale/nsw/hills/north-kellyville/residential/house/5677647>

#### Property Highlights |

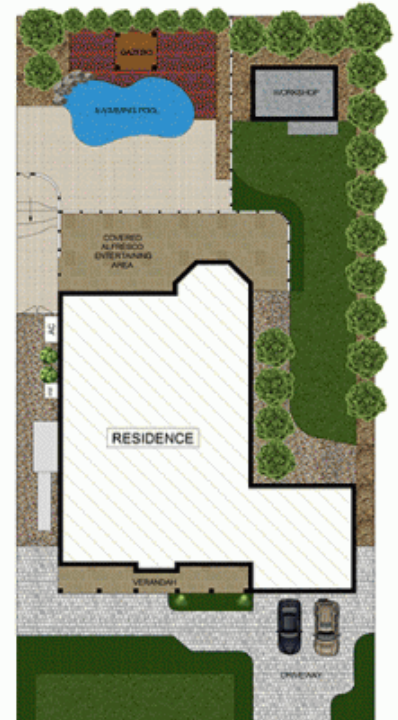
- Comprehensive and well-thought-out design in an idyllic natural setting
- Established lawns and gardens
- Expansive indoor/outdoor entertaining and living spaces
- Versatile floor plan with both formal and informal zones throughout
- Four bedrooms + home office
- Oversized family bathrooms



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### Disclaimer

Floor Plan measurements are approximate and are for illustrative purposes only. While we cannot doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

SITE PLAN  
(NOT TO SCALE)

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